Building Missouri's Legacy

REVENUE BOND PROJECT

Dr. Edmund A. Babler Memorial State Park

MISSOURI STATE PARKS
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MISSOURI DEPARTMENT OF NATURAL RESOURCES

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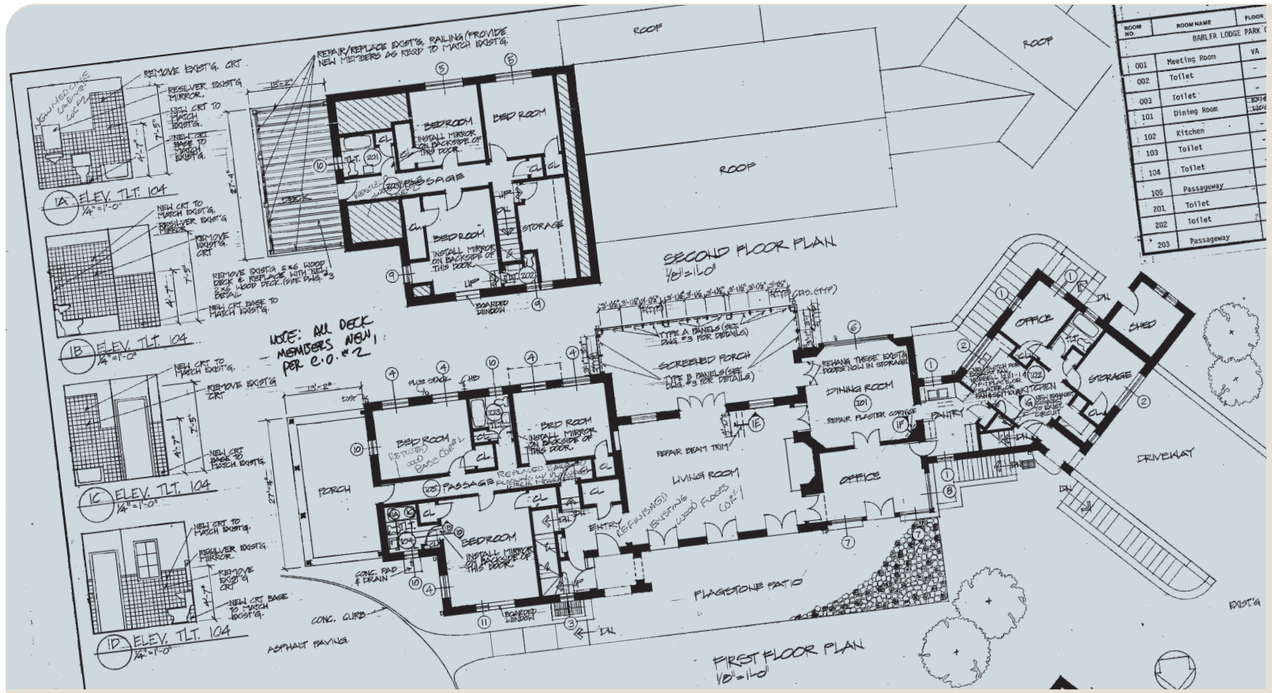

Dr. Edmund A. Babler Memorial State Park

LODGE PROJECT

The historic limestone lodge, which was built in 1938 by the Civilian Conservation Corps (CCC), features eight bedrooms, a commercial kitchen, a great room, a rec room and a sunroom (See Above). For more than 30 years, the lodge has been utilized by the Division of Youth Services (DYS) as an overnight housing facility for up to 20 residents. In the fall of 2020, the Department of Natural Resources was notified by DYS that they would no longer be utilizing the facility. In order to preserve this historic structure, the Division of State Parks is beginning to analyze potential uses for this building, which could include an event venue for weddings, retreats or corporate meetings, etc. Although a complete market analysis has not been completed, potential annual revenue could exceed $200,000 based on other state park facilities and event venues in the St. Louis area (See Example B).

The lodge renovation, including overnight accommodations, is estimated to cost approximately $3,100,000 (See Example C). The renovation costs are based upon square footage costs for renovating a historic structure. In addition, due to lodging codes, fire suppression must be supplied. The costs of fire suppression are based upon the costs of recent lodging improvements, mainly the lodge improvements at Sam A. Baker State Park completed in 2020.

A. WHY PURSUE THIS PROJECT?

Restoring the historic limestone lodge at Babler State Park and the development of a rental facility would provide an intimate venue for weddings, family reunions or retreats. The historical setting will provide a rustic experience right in the heart of St. Louis County. The revenue estimates are based on other lodging and rental facilities in the Missouri State Parks system.

B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

REVENUE ESTIMATE

Lodging Rental Operation	
Weekend Rental (104 x $1,500/night = $156,000 x 60% occupancy)	$93,600
Weekday Rental (261 x $1,200/night = 313,200 x 40% occupancy)	$125,280
Gross Revenue	$218,880
Cleaning / Utility Costs	$60,000
NET REVENUE	**$158,880**

Wedding/Event Venue	
Weekend Rentals (52 x $5,000/weekend = $260,000 x 70% occupancy)	$182,000
Weekday Rentals (261 x $1,500/weekdays = $391,500 x 40% occupancy)	$156,600
Gross Revenue	$338,600
Cleaning / Utility Costs	$80,000
NET REVENUE	**$258,600**

C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

ESTIMATED COSTS TO RENOVATE THE LODGE

Lodge Renovation, Fire Suppression and Landscaping	$2,285,000
Design and Bidding	$289,000
15% Contingency	$342,750
TOTAL PROJECT COST	**$3,170,264**

CCC Lodge, Dr. Edmund A. Babler Memorial State Park

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Project details are under development and the proposed schedule may be adjusted as needed. The total cost for each project is subject to change; costs and projected revenue are only estimates based on 2020 information.

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